



REQUEST FOR COMMISSION ACTION

OG-06-10-1182

Meeting Date: November 6, 2006
Request: To consider a Resolution to Amend the Ravalli County Growth Policy

I. ACTION REQUESTED

Conduct a public hearing and consider a Resolution to Adopt the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy.

II. BACKGROUND

The City of Hamilton and Ravalli County entered into an interlocal agreement and retained John Horwich, Community Concepts, to prepare a draft Old Corvallis Road Area 3 Neighborhood Plan for amendment to the Ravalli County Growth Policy. The purpose of the planning effort was to plan for future growth in Service Area 3 of the Hamilton Water/Sewer system and the plan was to be prepared in such a way that both the City and County could adopt it, but neither was obligated to do so.

The scope of work for the plan was adopted by reference and attached as an exhibit to the Inter-Local Agreement between the City of Hamilton and Ravalli County. It states that the land use plan/assessment "will address issues of the use of land (e.g., identifying areas appropriate for commercial and residential use), density of development, infrastructure needs, and important public values such as environmentally sensitive areas and important viewsheds." The scope of services included a series of meetings with County and City departments/boards/governing bodies, meetings with property owners within and near the neighborhood planning area, meetings with other interested groups, preparation of a plan outline, preparation of draft plans for comment and revision, preparation of the final plan and presentation of the plan at meetings necessary for public review of the final document. The scope of work also anticipated implementation of the plan through zoning.

III. PLANNING BOARD RECOMMENDATION

The City and County conducted a joint public hearing on the Old Corvallis Road Area 3 Neighborhood Plan on March 8, 2006. After receiving public comment on the Neighborhood Plan, the Ravalli County Planning Board continued their portion of the public hearing to March 15, 2006, at which time they accepted additional public comment. After consideration of comments received and discussion on the plan, the Planning Board made a motion to recommend the Board of County Commissioners adopt the Neighborhood Plan as an amendment to the Ravalli County Growth Policy, which passed with a vote of 5-3.

The Board of County Commissioners held a public hearing on August 24, 2006, to consider the Old Corvallis Road Area 3 Neighborhood Plan. During the public comment portion of that meeting, questions regarding procedural requirements were raised. To assure that the proper process was adhered to, the County Attorney's Office recommended returning the Old Corvallis Road Area 3 Neighborhood Plan to the Planning Board.

The Planning Board subsequently held a properly noticed public hearing on October 18, 2006, and they unanimously adopted a resolution that recommends the Board of County Commissioners adopt the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Growth Policy, based on a series of findings set forth in the resolution.

IV. RECOMMENDED MOTIONS

I move to adopt the Resolution of Intent to Adopt the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy.

I move to adopt the Resolution to Adopt the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy.

FISCAL IMPACT: No extraordinary fiscal impacts are noted for adoption of the Neighborhood Plan; however, implementation of the Neighborhood Plan through zoning and revision of subdivision regulations will require allocation of additional financial resources to this project. The County received an estimate of the cost of services to prepare the implementation and has included this project in this year's budget.

ATTACHMENTS:

- Planning Board's Resolution
- Old Corvallis Road Area 3 Neighborhood Plan (*new draft, per Planning Board Resolution*).
- Draft Resolution of Intent to Adopt Old Corvallis Road Area 3 Neighborhood Plan
- Draft Resolution to Adopt Old Corvallis Road Area 3 Neighborhood Plan
- Planning Board Minutes from March 8th and 15th
- Planning Board Minutes from October 18, 2006 (*Draft minutes will be available and delivered soon, final minutes will be approved by the Planning Board on November 1, 2006.*)
- Additional public process information
- Interlocal Agreement between Ravalli County and the City of Hamilton

STAFF: Karen Hughes & John Lavey

DATE: October 25, 2006